

WRITTEN PUBLIC COMMENTS

Docket Number: 2206-PUD-12

Petitioner: NVS Properties 20 LLC

Request: An amendment to the Development and Architectural Standards of Parcel "I" of the Andover PUD District.

Enclosed Attachments (as of 5:00pm., Monday, June 6):

June 6, 2022 Advisory Plan Commission Meeting

1. Gary and Jenny Hetrick 18198 Lake Winds Dr. (06/01/2022)

June 1, 2022

Mr. Weston Rogers
City of Westfield
2728 E. 171st Street
Westfield, IN 46074

Dear Mr. Rogers:

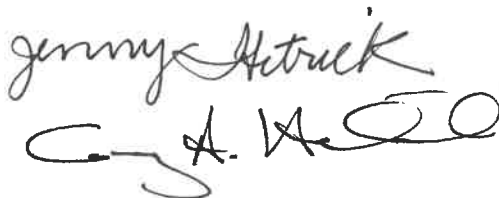
We are writing in regards to the proposed variance for the preschool that is proposed for Grassy Branch south of Mere Blvd. It is our understanding that the developer has requested a variance which would allow for an increase in the size of the building from 8,000 to 11,000 square feet. We are not opposed to a preschool at this location, however there are several issues that need to be considered. These issues include:

1. Traffic. The preschool will increase the traffic on Grassy Branch especially around the time of start and dismissal of Washington Woods elementary school which is just south of the proposed preschool. Currently, traffic on Grassy Branch will back up from Washington Woods to Mere Blvd. during both the morning drop off and afternoon pick up times of the elementary school. There will be periods when parents who are dropping off children at the preschool will not be able to turn south on Grassy Branch from the preschool. The developer estimates that increasing the square footage will result in 30-35 additional cars at drop off and pick up times. This is a substantial increase and for this reason the 8000 square feet as planned for the lot is more appropriate.
2. We ask that assurances are made that the landscaping of the preschool both blends with the landscaping of the neighborhood, provides a block for the properties that will back up to the school, shields items on the preschool property such as trash bins and bin shelters, utility boxes and parking lots.
3. The developer has advised that the fence that will encircle the property will be similar to the fence that is required when a fence is placed in the Lakes of Westfield residential development. We appreciate this attention to detail. However, there is fencing proposed for the playground area that specifies PVC fencing. We would like to see this changed so that all fencing is similar to the fencing required in the Lakes of Westfield.

We will be out of town when this proposed variance is brought before the Planning Commission and, as result, will not be able to attend the meeting. We would appreciate if the above items are brought to the attention of the commission.

Thank you.

Sincerely,

The block contains two handwritten signatures. The top signature is in cursive and reads "Jenny Hetrick". The bottom signature is also in cursive and reads "Gary A. Hetrick".

Gary and Jenny Hetrick
18198 Lake Winds Dr.
Westfield, IN 46074